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BARRIE, ONTARIO
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September 25, 2015
File: D14-1585

NOTICE OF AN APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING.

Re: Amendment to the Zoning By-law – Pinemount Developments, (c/o Greg Barker, Innovative Planning Solutions) – 400 & 430 Ferndale Drive South and 134 Hawthorne Crescent, Barrie

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on Monday, **October 19, 2015**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an amendment to the Zoning By-Law submitted by Innovative Planning Solutions on behalf of Pinemount Developments, for parcels of land fronting on the southwest corner of Ferndale Drive South and Hawthorne Crescent, north of the intersection of Ferndale Drive South and Cumming Drive, in the Ardagh Secondary Planning Area. The property is legally described as Blocks 16 and 17 Pan 51M-642 and Block 223, Plan 51M-526, City of Barrie. The property is municipally known as 400 and 430 Ferndale Drive South and 134 Hawthorne Crescent. The total area of the property is approximately 0.78 hectares (1.92 acres).

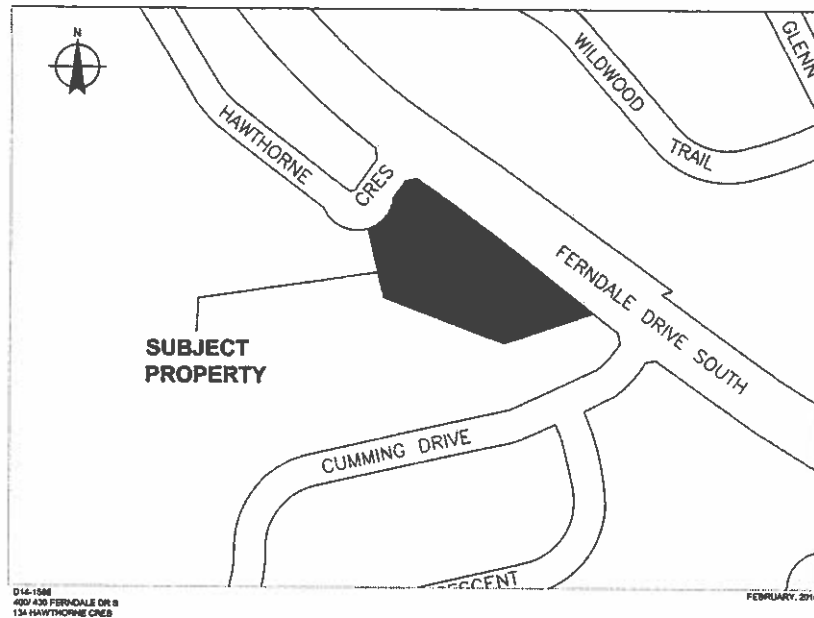
The lands are designated Residential within the City's Official Plan and are zoned Residential Second Density RM2(SP-82)(H-12) and RM2(SP-191)(H-58) in accordance with Zoning By-law 2009-141. This zone permits the development of a walk-up apartment to a maximum height of 10 metres or 3 stories and a maximum unit count of 41 units. The Special provision (SP-82) and (SP-191) indicates that only a walk-up apartment shall be permitted.

The owner has applied to amend the current zoning of the property to Residential Second Density RM2 with amended Special Provisions (SP) to permit a four storey walk-up apartment building with 65 units. The proposed Special Provision would permit the following variances to Zoning By-law 2009-141:

Maximum Number of Storeys (Permitted 3)	Proposed 4 storeys
Maximum Height of the Main Building (Permitted 10 metres)	Proposed 13 metres
Maximum Density (Permitted 53 units/ha)	Proposed 84 units/ha
Maximum Gross Floor Area as a Percentage of the Lot (Permitted 60%)	Proposed 78.0%
Minimum Setback for a Secondary Means of Access at Ground Level (Required 7 metres)	Proposed 5.5 metres
Minimum Outdoor Amenity Space (780m ²)	Proposed 650m ²

Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law should contact the Planning Services Department during regular office hours at 705-739-4208.

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **Tuesday, October 13, 2015.**



Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the by-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed amendment to the Zoning By-law, you must make a written submission to the undersigned.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

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